



CITY OF SAINT PAUL
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February 8, 2019

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RE: Remove or Repair of the Structure at 888 Maryland Avenue East

Dear Owners and/or Interested Parties:

Chris Royal, attorney representing Ahmad Al-Hawari, has contacted this office today indicating his client spoke with him today and indicated he would like to be present for our next scheduled discussion. However, Mr. Royal is not available until after February 14, 2018. Therefore, Ms. Moermond is rescheduling this case to **Tuesday, February 26, 2019 at 9:00 a.m. in Room 330 City Hall**. Please note this is the day before the City Council's public hearing on this matter, The City Council Public Hearing is scheduled for Wednesday, February 27, 2019 at 3:30 p.m. in Room 300 Council Chambers.

Ms. Moermond notes that the code compliance inspection was completed on December 20, 2018. At the January 29, 2018 Legislative Hearing, she indicated she would follow up with the Building Official as to any intended use inspectors were considering in the preparation of inspection report. She learned the inspection report with an intended assembly occupancy, not a mercantile occupancy. Also, she notes the performance deposit was posted on November 9, 2018. Finally, she notes that there was a property maintenance complaint on January 29, 2019 that the walk needed shoveling, and there is an ongoing expectation that the owners maintain the exterior areas of the property; e.g. pick up trash, shovel the walk, etc.

Although there has been a rescheduling of the next Legislative Hearing, there continues to be a need for development of a work plan and financing which all parties have agreed and which agreement will need to be approved by the City. Given the apparent differences among the owners as to the intended end use of the building, Ms. Moermond will look for resolution of these differences to the point there is agreement on the abatement of the nuisance/dangerous building conditions. As indicated in my January 30, 2019 letter, the following is a description of what is generally required for work plans and financing.

1. **Work Plan** - preliminary plans, with timelines, or sworn construction, noting that a certificate of code compliance shall be the measure used in determining whether the building has been rehabilitated and the nuisance and dangerous conditions have been addressed;
2. **Bids** - provide general and subcontractor bids;
3. **Document Demonstrating Financial Capacity** - provide financial documentation, such as a construction loan, a line of credit or a bank statement which demonstrates the financial means to complete the project;
4. **Affidavit** - if using funds from a bank account, will need to provide an affidavit indicating the ability to pay for the work. The City currently estimates the rehabilitation exceeds \$50,000; and

If the above requirements have been met at the time of the hearing, Ms. Moermond will recommend that the Council grant time for the execution of the plans. If there has been no demonstrable progress in addressing these requirements, Ms. Moermond will recommend that the Council move forward with the Order to Abate the Nuisance/Dangerous Building within 15 days. If there is demonstrable progress and a clear schedule for completely addressing the above requirements, she will ask the Council to refer the matter back into Legislative Hearing for the anticipated completion of plans.

If you have questions, please contact me at 651-266-8563.

Sincerely,

/s/

Mai Vang

Legislative Hearing Coordinator

c: Steve Magner
Joe Yannarely
Vicki Sheffer
Reid Soley
Eric Hudak
Stephen Ubl